177.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,700 / 646,700
					USE VALUE:	646,700 / 646,700
					ASSESSED:	646,700 / 646,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTAMARAJA YADAV DHAN RAM
Owner 2:	BOLLRBOINA SWAPNA
Owner 3:	
Street 1:	131 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH LAURA -
Owner 2:	-
Street 1:	131 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Brick Veneer Exterior and 1764 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	267,600		379,100	646,700
Total Card	0.093	267,600		379,100	646,700
Total Parcel	0.093	267,600		379,100	646,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.61 | /Parcel: 366.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119678
GIS Ref	
GIS Ref	
Insp Date	07/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,600	0	4,050.	379,100	646,700	646,700	Year End Roll	12/18/2019
2019	101	FV	233,400	0	4,050.	373,600	607,000	607,000	Year End Roll	1/3/2019
2018	101	FV	229,500	0	4,050.	287,000	516,500	516,500	Year End Roll	12/20/2017
2017	101	FV	229,500	0	4,050.	270,800	500,300	500,300	Year End Roll	1/3/2017
2016	101	FV	229,500	0	4,050.	249,100	478,600	478,600	Year End	1/4/2016
2015	101	FV	216,600	0	4,050.	232,800	449,400	449,400	Year End Roll	12/11/2014
2014	101	FV	216,600	0	4,050.	214,400	431,000	431,000	Year End Roll	12/16/2013
2013	101	FV	216,600	0	4,050.	214,400	431,000	431,000		12/13/2012

!13894!

PRINT

Date	Time
12/11/20	03:47:14

LAST REV

Date	Time
07/30/18	11:50:38
apro	
13894	

USER DEFINED

Prior Id # 1:	119678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH LAURA	52029-517		12/30/2008		415,000	No	No		
TACEY ANNIE	41610-317		12/15/2003		373,000	No	No		
	12333-275		11/21/1972		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2015	1658	Re-Roof	9,300					
9/9/2011	1103	Manual	4,000					CONSTRUCT FRONT VE
5/13/1994	198	Manual	3,750					ROOF
11/19/1992	611	Manual	1,656					SIDING TO DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas/Inspect	345	PATRIOT
6/9/2004	MLS	HC	Helen Chinal
4/8/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK & WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	12		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.02389765
Adj $ / SQ:	145.138
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363571
Depreciation:	95983
Depreciated Total:	267589

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

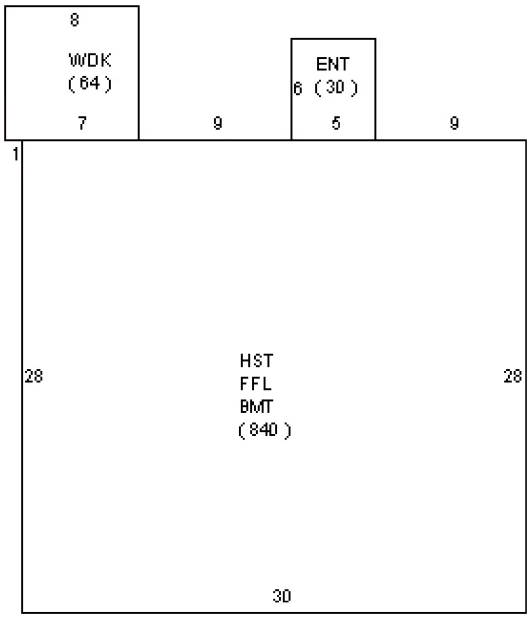
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.14
Special Features:	0	Val/Su Net:	121.97
Final Total:	267600	Val/Su SzAd	212.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	60.520	50,839
FFL	First Floor	840	145.140	121,915
HST	Half Story	420	145.140	60,958
WDK	Deck	64	16.380	1,048
ENT	ENTRY	30	27.030	811

Net Sketched Area:	2,194			Total:	235,571
Size Ad	1260	Gross Are	2614	FinArea	1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc